



WING BROTHERS HOME INSPECTIONS



RESIDENTIAL INSPECTION

1234 Main St.
Lawton Ok 73505

Buyer Name
01/22/2019 9:00AM



Inspector
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Agent
Agent Name
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Any recommendation for repair/replacement, to install or correction of any component or system should be performed by a licensed/certified or qualified person/professional.

Items in blue are low concern/discretionary items. These are items that we recommend monitoring and/or are usually DIY or handyman tasks.

Items in orange are items that we recommend to repair/replace or have installed/corrected by a licensed/certified or qualified person/professional in a timely manner.

Items in red are safety hazards and immediate attention items that we recommend to repair/replace or have installed/corrected by a licensed/certified or qualified person/professional as soon as possible.

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Vacant

Temperature (approximate)

60 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

2: ROOFING

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Flashings	X			X
2.3	Roof Drainage Systems	X			
2.4	Skylights, Chimneys & Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Roof

Roof Type/Style

Hip, Gable

Coverings: Material

Asphalt

Coverings: Layers of Coverings

1

Flashings: Material

Aluminum

Roof Drainage Systems: Gutter Material

Aluminum

Observations

2.1.1 Coverings

CRACKED

 Recommend Repair/Replace or Correction

The asphalt composition shingle roof has cracked ridge shingles. This can lead to moisture intrusion. Recommend Repair/Replace.



2.2.1 Flashings

EXPOSED NAILS

 Recommend Repair/Replace or Correction

Exposed nails were observed in one or more roof flashings. This can lead to moisture intrusion. Recommend Repair: Seal with an approved sealant.



3: EXTERIOR

		IN	NI	NP	O
3.1	Eaves, Soffits & Fascia	X			
3.2	Siding, Flashing & Trim	X			X
3.3	Exterior Doors	X			X
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Walkways, Patios & Driveways	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Windows	X			X

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Information

Siding, Flashing & Trim: Siding Material

Brick Veneer

Exterior Doors: Exterior Entry Door

Steel, Glass, Wood

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Back Porch, Pool, Sidewalk

Decks, Balconies, Porches & Steps: Material

Concrete

Walkways, Patios & Driveways: Driveway Material

Asphalt

Observations

3.2.1 Siding, Flashing & Trim

EFFLORESCENCE

Efflorescence was observed on the wall coverings due to leaking faucets. Faucets did not appear to be currently leaking.

 Low Concern & Discretionary Items



3.3.1 Exterior Doors

**DAMAGED/MISSING
DOOR SWEEP**

Door sweep is damaged or missing. This can effect the energy efficiency of the property. Recommend Replacement/Installation.

 Low Concern & Discretionary Items



3.7.1 Windows

DETERIORATED/MISSING SEALANT

One or more windows have deteriorated/missing sealant. This can effect the energy efficiency of the property. Recommend Repair: Seal with an approved sealant.

 Low Concern & Discretionary Items



4: STRUCTURAL COMPONENTS

		IN	NI	NP	O
4.1	Roof Structure & Attic	X			X
4.2	Foundation, Basement & Crawlspaces	X			
4.3	Ceiling Structure	X			
4.4	Wall structure	X			
4.5	Floor Structure	X			

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Information

Inspection Method

Visual, Attic Access

Roof Structure & Attic: Material

Plywood

Roof Structure & Attic: Type

Hip, Gable

Foundation, Basement & Crawlspaces: Material

Slab on Grade, Concrete

Ceiling Structure: Material

Wood

Wall structure : Material

Wood

Floor Structure: Material

Concrete

Observations

4.1.1 Roof Structure & Attic

 Recommend Repair/Replace or Correction

INSUFFICIENT FLUE AND COMBUSTIBLE CLEARANCE

The type B gas vent serving the water heater has improper clearance. Type B gas vent requires one inch clearance to combustibles. Recommend Repair.



5: INSULATION AND VENTILATION

		IN	NI	NP	O
5.1	Attic Insulation	X			
5.2	Ventilation	X			
5.3	Exhaust Systems	X			X

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Attic Insulation: Insulation Type

Fiberglass

Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Box Vents

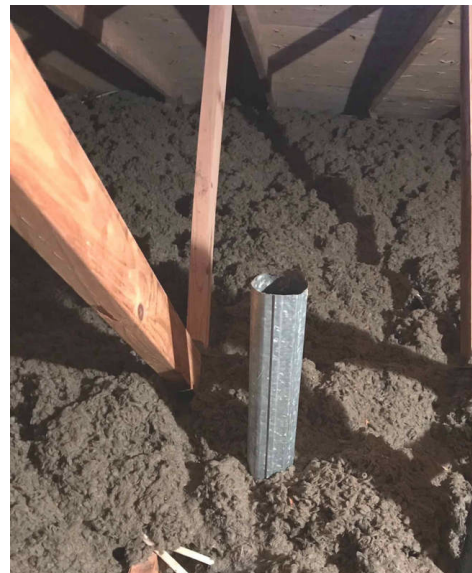
Observations

5.3.1 Exhaust Systems

 Recommend Repair/Replace or Correction

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic. This can cause unwanted moisture issues in the attic. Recommend Repair: Route exhaust to the exterior of the property.



6: AIR CONDITIONING

		IN	NI	NP	O
6.1	Cooling Equipment	X			
6.2	Distribution System	X			

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Information

Type

Air Conditioner

Regular Maintenance - To maintain efficiency, HVAC systems should be professionally serviced on an annual basis. HVAC systems require special tools and equipment to evaluate their efficiency and to definitively evaluate their condition. If it cannot be verified that the system has been serviced in the last year, we recommend that it is serviced when the weather permits and annually in the future. This servicing will maximize the life of the system and ensure that safe and proper performance is maximized.

Cooling Equipment: Brand

Lennox

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior West

Distribution System: Configuration

Central, Split

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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Information

Heating Equipment: Brand

Lennox

Heating Equipment: Energy Source

Gas

Heating Equipment: Filter Type

Disposable

Heating Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated

8: PLUMBING

		IN	NI	NP	O
8.1	Water Heater	X			
8.2	Shower(s)	X			
8.3	Bathtub(s)	X			
8.4	Fixtures / Faucets	X			
8.5	Sinks	X			
8.6	Drain, Waste, & Vent Systems	X			X
8.7	Vents, Flues, & Chimneys	X			
8.8	Fuel Storage & Distribution Systems	X			
8.9	Distribution and Supply Piping	X			

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Information

Main Fuel Shut-Off (Location)

Exterior West

Main Water Shut-Off Device (Location)

Front Yard - Meter

Material - Distribution

Copper

Material - Water Supply

Copper

Water Heater: Capacity

50 Gallons

Water Heater: Location

Closet - Inside Garage

Water Heater: Manufacturer

AO Smith

Water Heater: Power Source

Gas

Drain, Waste, & Vent Systems:

Drain Size

2", 1 1/2"

Drain, Waste, & Vent Systems:

Material

PVC

Observations

8.6.1 Drain, Waste, & Vent Systems

 Recommend Repair/Replace or Correction

LEAKING

GUEST BATHROOM

Plumbing leaks were observed in one or more areas of the property. This can cause damage to interior components and furnishings. Recommend Repair/Replace.



9: ELECTRICAL

		IN	NI	NP	O
9.1	General	X			
9.2	Service Entrance Conductors	X			
9.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
9.4	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
9.5	Connected Devices and Fixtures	X			X
9.6	Polarity and Grounding of Receptacles	X			X
9.7	GFCI & AFCI	X			
9.8	Smoke Detectors	X			
9.9	Carbon Monoxide Detectors	X			

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Information

General: Branch Wire 15 and 20 AMP
Copper

General: Wiring Method
Romex

Service Entrance Conductors: Electrical Service Conductors
120/240, Below Ground, Copper

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
150 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Garage

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Siemens

**Service and Grounding
Equipment, Main Overcurrent
Device, Main and Distribution
Panels: Panel Type
Circuit Breaker**

Observations

9.5.1 Connected Devices and
Fixtures

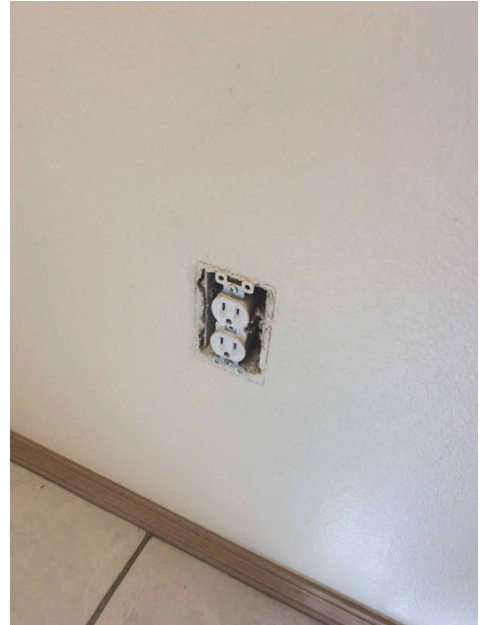


Safety & Immediate Attention Items

COVER PLATES MISSING

KITCHEN

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend Repair: Install cover plates.



9.6.1 Polarity and Grounding
of Receptacles

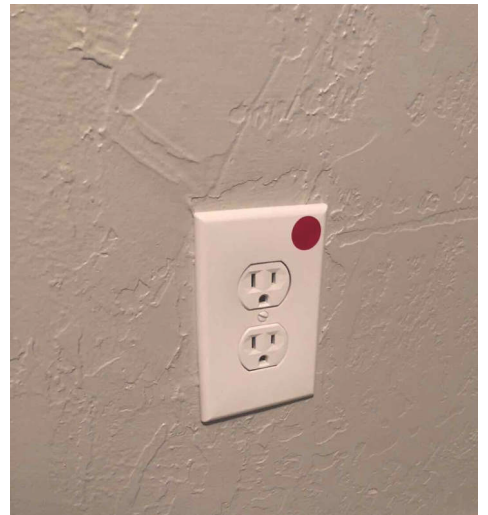


Safety & Immediate Attention Items

REVERSE POLARITY

MASTER BEDROOM, LIVING ROOM

One or more outlets have been wired with reverse polarity (marked with a red dot). Reverse polarity is when the hot and neutral connections at an outlet are wired backwards, which means there is always electricity flowing out of the outlet, even if the appliance is supposed to be off. This causes a shock hazard. Recommend Repair.



10: INTERIORS

		IN	NI	NP	O
10.1	Ceilings	X			
10.2	Walls	X			
10.3	Floors	X			
10.4	Doors	X			
10.5	Countertops & Cabinets	X			
10.6	Windows	X			
10.7	Garage Door	X			
10.8	Occupant Door (From garage into home)	X			

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Information

Ceilings: Ceiling Material

Drywall

Walls: Wall Material

Drywall

Floors: Floor Coverings

Laminate, Tile

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single Pane, Thermal

Garage Door: Material

Metal, Non-insulated

Garage Door: Type

Sectional

11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			X
11.4	Garbage Disposal	X			

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Information

Dishwasher: Brand

Maytag

Refrigerator: Brand

GE

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate

Range/Oven/Cooktop:

Range/Oven Brand

GE

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Observations

11.3.1 Range/Oven/Cooktop

 Safety & Immediate Attention Items

RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend Repair: Secure range according to manufacturers specifications.



12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Stoves & Inserts	X			
12.2	Fuel-buring Accessories	X			
12.3	Chimney & Vent Systems	X			

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Information

Type

Gas, Insert